



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 16, 2014  
1406-PUD-10  
Exhibit 1

**Petition Number:** 1406-PUD-10

**Subject Site Address:** 505 W. 186<sup>th</sup> Street

**Petitioner:** Sundown Gardens, Inc. by Dave E. Coots, Esq.

**Request:** Petitioner requests a change in zoning from the AG-SF1 to the "Garden Market" Planned Unit Development (PUD) District

**Current Zoning:** AG-SF1 (Agriculture-Single Family Rural) District

**Current Land Use:** Agriculture/Nursery

**Approximate Acreage:** 16 acres +/-

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Conceptual Plan
4. Illustrative Site Layout
5. 14-21 PUD Ordinance
6. Character Exhibits

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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#### PETITION HISTOY

This petition was introduced at the May 12, 2014, City Council meeting. The proposal received a public hearing at the June 2, 2014, Advisory Plan Commission (the "APC") hearing with no public comment.

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#### PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on June 2, 2014 at the APC meeting with no public comment. Notice of the public hearing was provided in accordance with the APC Rules of Procedure.
  - The Petitioner hosted a meeting for adjoining property owners on May 30, 2014 as required by WC 16.04.190(E)(2) for proposed PUD Districts.
  - The petition is eligible for a recommendation to the City Council by the APC at its June 16, 2014 meeting.
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## PROJECT OVERVIEW

Location: The subject property is approximately sixteen (16) acres located at the southwest corner of the intersection of 186<sup>th</sup> Street and Springmill Road. The property is currently zoned AG-SF1 (Agriculture-Single Family Rural) District and consists of agricultural uses, including an existing nursery operation.

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Garden Market," that would allow for a mixed-use agritourism, garden and lawn center, nursery and commercial development. The PUD Ordinance establishes four (4) areas for the development of the Property, as generally illustrated on the Conceptual Plan at **Exhibit 3**.

Default Standards: The PUD Ordinance defaults to the General Business (GB) District.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District. These modifications are intended to accommodate the Petitioner's vision of a mixed-use development consisting of agritourism and commercial areas. The development standards of note are briefly highlighted below:

Architectural and Design Standards: The PUD Ordinance establishes basic architectural and design standards; however, it also incorporates graphic depictions (Character Exhibits) to establish a more accurate benchmark for the quality and character of the permitted buildings and streetscape, especially for those fronting 186<sup>th</sup> Street and Springmill Road. Additionally, it accommodates the unique outdoor landscape/dining and showroom areas contemplated and shown on the Conceptual Plan at **Exhibit 3** as Area 2 and Area 4.

Buffer Yard(s): The PUD Ordinance defaults to the Zoning Ordinance's Road Frontage standards along 186<sup>th</sup> Street and Springmill Road; however it clarifies that an additional buffer yard along the ROW is not required. The PUD Ordinance also defaults to the Zoning Ordinance's Buffer Yard standards along the south and west property lines, except along the areas identified as "Tree and Shrub Nursery Stock" and Area 2: Outdoor Showroom/Park, as shown on the Conceptual Plan at **Exhibit 3**.

Roofs: Flat roofs and roof modulations are permitted and regulated within the PUD Ordinance by language consistent with the 32 Overlay District.

Outdoor Storage: The outdoor storage of aggregate bins, staging materials, equipment and machinery are permitted, but are restricted to the southwest corner of the Real Estate where enhanced buffering and landscaped screening are provided.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as primarily "New Suburban" and adjacent to

Grand Park, which contemplates a mix of uses related to sports tourism, family recreation, a sports corporate campus, and retail/hospitality. The subject property is directly across from the area contemplated as “Sports Village – Mixed Use I,” identified in the “Grand Park: The Sports Campus at Westfield” Land Use Plan. The Comprehensive Plan is not law; however, it is intended to serve as a guide in making land use decisions. As proposed, the development is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below:

- The development policies for “New Suburban” include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) ensure proper land use transitions between dissimilar types of development; (iv) preserve existing older structures where possible; (v) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (vi) encourage development of bicycle and pedestrian facilities.
- The development policies for “Commercial” include: (i) Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (iii) Encourage pedestrian connections between local commercial areas and adjacent residential areas; (iv) require effective buffering between commercial uses and adjacent residential uses.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial: Springmill Road; (ii) Secondary Arterial: 186<sup>th</sup> Street, and (v) Alternative Transportation Plan: includes pathways along perimeter streets. The PUD Ordinance includes language regarding:

- The dedication of Right-of-Way pursuant to the Westfield Thoroughfare Plan to accommodate the future expansion of Springmill Road and improvements to 186<sup>th</sup> Street.
  - The petitioner will also dedicate additional Right-of-Way in order to accommodate a future roundabout at the intersection of 186<sup>th</sup> Street and Springmill Road.
  - The proposed Ordinance requires installation of an eight-foot (8') perimeter path along the project's 186<sup>th</sup> Street and Springmill Road frontages.
  - The petitioner has also provided additional Right-of-Way in accordance with the City's Complete Streets Policy.
  - The petitioner will also make design accommodations for fifty (50%) of the fully developed Thoroughfare Plan right-of-way for 186<sup>th</sup> Street and Springmill Road and one-hundred (100%) of the fully developed intersection and roundabout improvements.



## STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- The Comprehensive Plan
- Current conditions and character of current structures and uses
- The most desirable use for which the land is adapted
- The conservation of property value throughout the jurisdiction
- Responsible growth and development

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## STAFF COMMENTS

- If the Advisory Plan Commission is satisfied with the proposed "Garden Market" PUD Ordinance, then Staff recommends forwarding Petition No. 1406-PUD-10 to the City Council with a favorable recommendation.
- If any members of the APC have questions prior to recommendation consideration, then please contact Jeffrey M. Lauer (e: [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov) or p: 317.910.2927).